

RESOLUTION NO. CZAB14-28-06

WHEREAS, **EUREKA COVE L. L. C.** applied for the following:

AU to RU-TH

SUBJECT PROPERTY: A portion of the SW $\frac{1}{4}$ of Section 31, Township 55 South, Range 40 East, being bounded on the west by the E/ly right-of-way line of the Homestead Extension of Florida's Turnpike (State Road #821) as shown on the Florida Department of Transportation, Right-of-Way Map, §87005-2306, Sheet 11 of 25, dated May, 1970, and bounded on the east by the west line of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 31, also being the W/ly boundary line of TORRENT SUBDIVISION, Plat book 147, Page 77 and bounded on the north by the south line of the north 35' of the SW $\frac{1}{4}$ of said Section 31, all lying and being in the SW $\frac{1}{4}$ of Section 31, Township 55 South, Range 40 East.

LOCATION: South of S.W. 176 Street & lying approximately 112' west of S.W. 114 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-TH would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Wilbur B. Bell, seconded by Curtis Lawrence, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Rose L. Evans-Coleman	absent
Wilbur B. Bell	aye	Curtis Lawrence	aye
Dawn Lee Blakeslee	aye		
	Dr. Pat Wade	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change be and the same is hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 6th day of September, 2006.

Hearing No. 06-9-CZ14-4
Is



Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

September 15, 2006

Eureka Cove, L.L.C.
c/o Felix M. Lasarte, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Re: Hearing No. 06-9-CZ14-4 (06-3)
Location: South of S.W. 176 Street, approximately 112' west
of S.W. 114 Avenue, Miami-Dade County, Florida

Dear Mr. Lasarte:

Enclosed herewith is Resolution No. CZAB14-28-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, with prejudice, your client's application for rezoning from AU to RU-TH on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting was September 11, 2006.

For information regarding filing an appeal please contact the Zoning Hearings office at the address noted above or call (305) 375-2640.

Cordially,

Lou Salvat
Deputy Clerk

Enclosure

Delivering Excellence Every Day